

Wheeler, Jeffrey

From: Rita Carpenter <ritaccarp@yahoo.com>
Sent: Friday, June 13, 2014 4:08 PM
To: Wheeler, Jeffrey
Cc: Alison Jones; peter@pwjjones.com
Subject: ZBA Case No: 14-11 - 6-8 Trapelo Rd. Starbucks

Dear Mr. Wheeler,

Attached you will find an email from Alison and Peter Jones, 70 Oakley Road, requesting that their names be added to the letter in opposition to the relocation of Starbucks to 6-8 Trapelo Road.

Thank you,
Rita Butzer Carpenter
6 Oak Ave.

On Friday, June 13, 2014 9:49 AM, Alison Jones <mrsj824@yahoo.com> wrote:

rita, please add our names to the email letter that you are sending to the zoning board of appeals to deny a permit to move starbucks into the gvs/jacques tailor space. thank you. alison and peter jones, 70 oakley road

On Thu, 6/12/14, Peter Jones <peter@pwjjones.com> wrote:

Subject: Re: [OakleyNeighborhood] Re: From Jeffrey wheeler
To: "Jones Alison" <mrsj824@yahoo.com>
Date: Thursday, June 12, 2014, 12:01 AM

yes, and I would add to the list of those who should be consulted the police, since many people will part on the north side of Trapelo Road , and there is no nearby crosswalk. so we need the police or traffic safety to comment on the increased risk of car/pedestrian accidents

Peter William Johnstone Jones
email: peter@pwjjones.com

On Jun 11, 2014, at 8:24 PM, Alison Jones <mrsj824@yahoo.com> wrote:

> i would be happy for us to sign this letter against the starbucks relocation across from the oak ave/trapelo intersection. you think?

>

COMMUNITY
DEVELOPMENT
2014 JUN 16 PM 2:55

June 16, 2014

Submitted @
PWB, HRG 6/16/14

Dear Members of the Zoning Board of Appeals,

The following residents would like to have their names added to the list of signatories on the letter of opposition to the relocation of Starbucks to 6-8 Trapelo Road which was submitted on June 12, 2014.

Steve Allen, 65 Oak Avenue

William Brah, 23 Pine Street

Olga Faktorovich, 65 Oak Avenue

Alison Jones, 70 Oakley Road

Peter Jones, 70 Oakley Road

Artie Helgason, 5 Benton Road

Sigurdur Helgason, 5 Benton Road

Leslie Nilsen, 85 Pine St

Ellen Solari-Brah, 23 Pine Street

Paul Skipper, 24 Essex Road

Thank you for your attention to this matter.

Sincerely,

Rita Butzer Carpenter

6 Oak Avenue

Wheeler, Jeffrey

From: Sylvia Einstein <sheinstein@comcast.net>
Sent: Sunday, June 22, 2014 8:07 PM
To: Wheeler, Jeffrey
Cc: Sylvia Einstein
Subject: Special Permit Application Zoning Board of Appeals Case No 14-11

Dear Mr. Wheeler,

i was at the ZBA meeting last Monday. One of the crucial aspects in all this is the construction schedule for Cushing Viilage and this for two reasons:

1. With good staging it might be possible to arrange for Starbucks to move to one of the existing structures while waiting for being relocated in a permanent location.
2. The period of roughly 9 months during which Starbucks would have to occupy the Trapelo Road location mentioned at the ZBA meeting seems to be too short.

I would be grateful if you could get me some information on the construction schedule. Being a civil engineer I will be able to evaluate what is being planned.

Thank you very much and best regards

Herbert Einstein

Wheeler, Jeffrey

From: Rita Carpenter <ritaccarp@yahoo.com>
Sent: Thursday, June 19, 2014 10:56 PM
To: Wheeler, Jeffrey
Subject: Additional Signatories to Neighborhood Letter for ZBA case on Starbucks' relocation
Attachments: additional signatories.docx

Dear Mr. Wheeler,

At Monday night's ZBA meeting, I handed a list of additional signatories for the neighborhood letter sent on June 12 in opposition to the relocation of Starbucks to 6-8 Trapelo Road to you. At the time, I told you that I would email these to you to make it easier to post. The original letter had 56 signatories, this addendum has 11 more.

We respectfully ask that our original letter and the additional signatories be posted online on the ZBA website so that it can be viewed as a matter of public record.

Thank you.
Rita Butzer Carpenter
6 Oak Ave.

**Mark F Clark
28 Oak Avenue
Belmont, MA 02478**

Belmont Zoning Board of Appeals
c/o Jeffrey Wheeler, Town Planner

June 17, 2014

Re: Case No. 14-11 6-8 Trapelo Road

Ladies & Gentlemen:

Three matters were adverted to at last night's (Monday evening, June 16, 2014) hearing that deserve comment but I did not wish to attempt oral comment. Thus my third letter in this matter.

1) VFW parking. At the hearing, the applicant proposed that he rent parking space at the VFW Hall on Trapelo Road for employees. My understanding is that the property on which the VFW Hall sits belongs to the Town of Belmont and the Hall is allowed to occupy that property under some sort of arrangement with the Town. Undoubtedly, that arrangement includes the right to park on the property for VFW purposes but would such a right carry with it a right for the VFW to allow other people to park on the property for the purposes of those other people?

The Board should require proof of a valid, existing agreement for parking with the proper party before going forward with this application.

[This point is in addition to the point made orally at the hearing that service on line 73 does not begin early enough in the morning for employees to get to work from the VFW Hall.]

2) Deliveries. At the hearing, the applicant made a representation that it had asked Starbucks to make deliveries in a truck smaller than an 18 wheeler. (The applicant did not tell us how Starbucks responded.) During the discussion it became clear that deliveries are made by double parking eastbound on Trapelo Road. The Belmont Street/Trapelo Road corridor is being rebuilt at the present time. How many eastbound travel lanes will there be in front of the subject premises and will the rebuilt Trapelo Road accommodate double parking by a truck of any size at any time of day?

The ZBA should have assurances in this regard from the Town Engineer and the Police Department as well as the applicant before proceeding with this matter.

3) The Building. There are two issues regarding the building that are unclear to me after last night's hearing. First, the chairman of the ZBA made it clear that the special permit to operate a restaurant would be issued (if issued at all) to Starbucks. What about the special permit to further alter an already nonconforming building? Is that to be issued (if issued at all) in Starbuck's name as well? Second, at the hearing, the applicant assured the ZBA that any alteration that is made in Benton Square to create parking would be put back in present condition after any special permit expires. Is that true of the building alterations as well? Would the two retail storefronts be re-created or would the landlord and the neighborhood be confronted with an empty restaurant being used as a retail shop (the 30-seat tailor shop referred to in my previous letter)?

Whether this is a truly temporary proposal may turn on the answers to these questions and the ZBA should be clear about what is being proposed. (Of course, even clarification of these issues would leave open the issue of how long Starbucks, itself, might stay in the subject premises. That would turn on whether Cushing Village is completed on the projected schedule and in a manner satisfactory to Starbucks.)

At the hearing on the 16th, it was pointed out that this matter has inconvenienced everyone and that after two hearings the applicant has still not made a credible case. Enough is enough. The applicant has been given a fair hearing. Time for a vote. If, however, this matter will continue, the ZBA should explore the issues set forth in this letter.

Very truly yours,
Mark Clark